

Agenda No.: 6
Public Hearing - Replat: Pearson Farms, Phase 1-A, Block A, Lots 25R, 26R, 27R & 28R (RP09-0001)
Owner(s): Sara Bender, Carlos A. and Jacqueline Iniguez, Christopher T. Olson, & Benjamin and Meredith McDaniel

DESCRIPTION:

Four single family lots on 0.7± acre on the south side of Sage Ridge Drive, 60± feet east of Pecan Chase Lane. Zoned Planned Development-180-Single Family-3/Single Family-4/Single Family-5/Patio Homes. Neighborhood #41. SM

REMARKS:

Purpose of replat: To relocate the common property lines between Lots 25, 26, 27 & 28 one foot to the east.

Additional Information: Pearson Farms, Phase 1-A was approved and recorded in December of 2005. Houses have been constructed on Lots 25-28. This request is the result of an error in the placement and/or location of property pins for these lots. The surveyor created the error when he set new pins instead of using the pins set at the final plat. No other lots in the subdivision are affected.

Sotherby Homes constructed four houses based on surveys by Doug Connally and Associates, Inc. The error was detected when the owner of Lot 25 was requested to relocate a fence that encroached onto Lot 24, a house constructed by Landstar Homes and surveyed by Worth Land Surveying. Doug Connally and Associates provided a Lot Layout exhibit indicating post-construction conditions revealing that houses on Lots 25, 26, 27 and 28 were placed one foot inside of the eastern side yard setback, resulting in side yard setbacks of six feet and eight feet. Therefore, all four houses encroach one foot within the east side yard setback.

Replating the property to adjust the common property lines one foot to the east will eliminate the side yard encroachment on all lots except Lot 25. On February 18,

2009, the Board of Adjustment approved a variance request for the resulting six foot side yard setback on Lot 25.

RECOMMENDATION:

Recommended for approval as submitted.